

## SHERIDAN-KALORAMA NEIGHBORHOOD COUNCIL

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September 28, 2013

To: National Capital Planning Commission

The Sheridan-Kalorama Neighborhood Council (SKNC) has served as the neighborhood association for Sheridan Kalorama for more than 50 years.

The SKNC supports the position of the Historic Districts Coalition not to change the Height of Buildings Act. Specifically, the SKNC endorses the Coalition's position:

- The 1910 Height of Buildings Act, through its effect on physically shaping the nation's capital, is no less important than the seminal 1791 L'Enfant Plan for the City of Washington. The L'Enfant Plan, as revitalized by the 1901 McMillan Commission, provided the foundation by brilliantly imposing on the landscape a rhythmic pattern alternating open spaces—streets, parks, and squares—with closed spaces intended for structures. In so doing, the L'Enfant Plan effectively limited two of the dimensions of any structure. By regulating the third dimension through the Height Act, the Congress furthered the human scale of the city and created the iconic horizontal skyline that Washington enjoys today.
- There is no compelling case for allowing taller buildings to accommodate growth in population or economic activity. As noted in public presentations by the Office of Planning, large areas of the city are currently not "built out" to the maximum allowed under existing zoning regulations. Ample long-term opportunities for commercial and residential development remain in the District of Columbia, many of which are outlined in the National Capital Planning Commission's 1990s *Extending the Legacy* plan.
- Therefore, the Historic Districts Coalition endorses Approach 1, 1A Status Quo: Make No Changes to the Height Act. We do not support 1B Allow Penthouse Occupancy.

Sincerely,



Christopher K. Chapin  
President